

CITY OF MUSCATINE

APPEAL UNDER THE ZONING ORDINANCE

NOTE: This appeal must be typewritten and filed within thirty (30) days of the decision or refusal of the Zoning Administrator, from which this appeal is taken.

Board of Adjustment Case No.: 888

Filed: November 21, 2011

BOARD OF ADJUSTMENT
CITY OF MUSCATINE, IOWA

Ladies and Gentlemen:

On November 21, 2011, the undersigned applied for an occupancy permit to continue operating a small beauty salon at 205 East 8th Street without a residency requirement.

Located on Lot Block Addition Address 205 East 8th Street in the R-4 Zoning District.

This permit was refused because (this is to be completed by the Zoning Administrator): The Zoning Ordinance requires the use to "substantially comply with the definition of a home occupation" as defined in 10-23-1. The owner intends to sell the adjacent home and continue to operate the business next door to the existing residence.

The above decision of the Zoning Administrator is hereby appealed on the grounds that See attached letter.

Very truly yours,

APPELLANT SIGNATURE

Beth A. Nietzel

PRINT NAME

205 East 8th Street, Muscatine

ADDRESS

563-260-2463 or 263-6920

PHONE

Fee Paid: 11/21/11

Receipt No.: 76795

Date of Hearing: 12/06/11

Notice Sent:

Approved by Steve Boka: yes

Filing fee is \$150.00.

To: Building and Zoning Board
Re: Request for Variance Change
Date: 11/20/2011

Dear Board Members,

My name is Beth Nietzel and my husband Jon and I have owned and operated our business in the City of Muscatine at 205 E. 8th Street while living at 203 E. 8th Street for the last ten years. We have been operating this small Beauty Salon in a residential neighborhood under a variance granted by this board. This Salon was built from the ground up and new in 2001 and it was built as a new single family dwelling.

We are making plans to build a new home in the county and are submitting a new request for a variance to continue operating our business in our neighborhood without a residency requirement. We have submitted the necessary fee to have you hear our request. Our current variance permits us to operate the business as long as we maintain our primary residence next door at 203 E. 8th Street. The new variance would not require us to live next door.

We feel we live in a good neighborhood because of the people who live there the way they treat us and the respect we have for them. Simply put, our neighbors gave us permission in 2001 to operate our business and after presenting our plan to them they again support our wish to keep the business at 205 E. 8th Street knowing that we will move our primary residence. As you can see by the attached petition, they have given us the continued support to given our new plans.

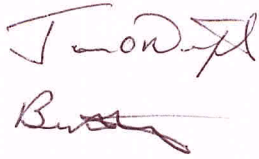
We also understand that our first priority is to adhere to be a good neighbor and provide no nuisances or hinder what we feel is a quiet neighborhood. Our location is very convenient for our local customers want us to stay. We have ample off street parking and maintain our property to the highest level which includes clearing the alley way behind upon every snow for our neighbors and customers. At their suggestion, we have brought some of our neighbors, _____

_____ to give you their view of our plans and we would like them to speak on our behalf.

In summary we plan to build a new primary residence in the next couple of years but planning our personal life depends on my full time employment in our city. We have provided a face-lift to the properties we own on Eight Street as we built the Salon from the ground up ten years ago and we completed the remodeling of our residence next door.

Our daytime presence in the Salon helps keep a watchful eye on the neighborhood and just having someone keeping that neighborhood watch during day and evening time is welcomed by our neighbors and they all want that to continue. We are asking for your approval to move our primary residence while continuing to be a part of our neighbor's lives.

Respectfully Submitted,

Handwritten signatures of Jon and Beth Nietzel in red ink. The signature for Jon is written above the signature for Beth.

Jon and Beth Nietzel
203 E. Eight Street
Muscatine, Iowa 52761

nietzels@machlink.com
563-260-4181
563-263-6920

We the neighbors are in support of
Keeping Coiffures by Beth/Beth Dietzel in her
current location, regardless of her residency.

~~Maria Z. Bueno~~

MARIA Z. BUENO

Santos Bueno

~~Santos Bueno~~

Nona L. Jarrett

Nona L. Jarrett

Lauren Jarrett

Lauren Jarrett

L. Whitlitt

Aaron Meredith

~~Richard E. Townsend~~

RICHARD E. TOWNSEND

~~Maria Townsend~~

Tressa Townsend

~~Susan A. Ryan~~ - SUSAN A. RYAN

~~Patricia Garcia~~ 10/15/11

~~Pamela S. Ash~~ Pamela S. Ash

~~Steve Rhodes~~ Steve Rhodes

~~Margaret Hildebrandt~~ Margaret Hildebrandt

~~Phillip Wagner~~ Phillip Wagner

~~Alisha Tigges~~ Alisha Tigges